

**MINUTES OF THE REGULAR MEETING OF
THE EDINA PLANNING COMMISSION
APRIL 28, 1999, 7:30 P.M.,
EDINA CITY HALL COUNCIL CHAMBERS**

MEMBERS PRESENT:

**Acting Chair David Runyan, Helen McClelland, Ann Swenson, John Lonsbury,
Lorelei Bergman, Charles Ingwalson**

MEMBERS ABSENT:

Gordon Johnson, Geof Workinger and David Byron

STAFF PRESENT:

Craig Larsen and Jackie Hoogenakker

I. APPROVAL OF THE MINUTES:

Commissioner McClelland moved approval of the March 31, 1999, meeting minutes with the correction that Chairman Johnson's abstention from discussion and vote be moved to the beginning of the staff report on Normandale Lutheran Church. Commissioner Ingwalson seconded the motion. All voted aye; motion carried.

II. NEW BUSINESS:

LD-99-1	Fred and Robyn Green 4404 West 42nd Street
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Mr. Larsen informed the Commission the proposed lot division will facilitate a five foot addition to the garage at 4404 West 42nd Street. The Zoning Board of Appeals granted a variance for the addition subject to this land trade. The home at 4406 West 42nd Street will comply with setback requirements following the trade.

Mr. Larsen concluded staff recommends approval.

Commissioner McClelland moved to recommend lot division approval. Commissioner Ingwalson seconded the motion. All voted aye; motion carried.

II. DISCUSSION/COMPREHENSIVE PLAN:

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Mr. Larsen informed the Commission the goal of staff is to update the Comprehensive Plan, incorporate new data, and eliminate rejected sections. Concluding there are no major changes to the plan.

Commissioner McClelland said she would agree, pointing out Edina is 99% developed.

Mr. Larsen noted future changes to the plan will more than likely occur in the transit and transportation sections. Mr. Larsen told the Commission the rail road line in Edina has been mentioned for possible use as heavy rail transport.

Commissioner Ingwalson asked Mr. Larsen the difference between heavy and light rail transportation systems. Mr. Larsen said heavy rail uses existing railroad tracks and light rail cars "move people", explaining light rail systems are usually electric, and requires it's own line. Mr. Larsen added most new systems are light rail.

Commissioner McClelland asked Mr. Larsen if the railroad line in Edina is still active. Mr. Larsen responded the Canadian Pacific line is still an active line.

Commissioner Swenson referred to the section of the Comprehensive Plan regarding percent of land that is public and quasi public, and asked where Edina falls. Mr. Larsen responded Edina is in the high percentile on public land and average to below average on quasi public land.

Commissioner Ingwalson said he has a concern with the environment, and ground water, and questioned Mr. Larsen on that aspect of the plan. Mr. Larsen said at present the City is reviewing a Well Head Protection Plan that safeguards the City's wells. Mr. Larsen said at present all Edina wells are located in "safe" locations where there are no environmental waste concerns. Acting Chairman Runyan asked Mr. Larsen how many wells the City has. Mr. Larsen responded the City has 17 wells. Acting Chair Runyan asked if the "Well Head Protection Plan" includes private wells. Mr. Larsen said it does not, but the City has a goal to ensure that every well in Edina is either abandoned properly or is operable. Mr. Larsen said another goal is to have every residence hooked up to City water, though residents may choose to maintain active wells to sprinkle their lawns and gardens.

Commissioner Lonsbury asked Mr. Larsen how one interprets the environmental aspect of the plan when one considers variances. (i.e. windows, insulation, etc). Mr. Larsen responded the Comprehensive Plan is to be used as a guide. The City of Edina requires that all buildings meet State building codes, and all building materials (windows, insulation, etc.) must meet those codes, adding there are new stricter building codes to adhere to. Mr. Larsen concluded in reality it becomes the choice of the property owner to upgrade materials above what is required by State code.

Commissioner McClelland referred to the Transportation section of the plan and questioned Mr. Larsen on the concept of prohibiting through traffic. She referred to: #4, page 4, of the Transportation Element which states "design residential street systems to

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discourage through traffic and to be compatible with other transportation modes including transit, bicycle and walking, including traffic calming measures on local streets and, in some cases, collector streets.” Commissioner McClelland said she believes this is not really what the City wants said. Mr. Larsen agreed. Commissioner Swenson suggesting eliminating “to discourage through traffic and”. Mr. Larsen and Members of the Commission agreed the statement reads better with that elimination.

Commissioner Swenson questioned Edina’s Park and Ride facilities and commented it would be nice if the park and ride area at Benton Avenue and Highway 100 had a covered shelter. Mr. Larsen responded the park and ride system is not as “used” in first ring suburbs, as it is farther out. Mr. Larsen said the City works with MTC, and in the future it may be possible to work at developing more park and rides and/or park and ride shelters in Edina. Mr. Larsen said If the school bus garage becomes a reality it may be possible to develop a park and ride on that site.

Commissioner McClelland questioned if the Tax Increment District for Valley View is still active. Mr. Larsen said Valley View and France 44 districts fell flat for lack of either public or private investment. Mr. Larsen said the only area the City captured Tax Increment funding is 70th and Cahill due to the Ron Clark development of townhomes. Continuing, Mr. Larsen explained the City has been speaking to Rosters (U-Haul/gas station) about acquiring the Roster site for future re-development.

Commissioner Lonsbury moved to recommend adoption of the elements of the Comprehensive Plan. Commissioner Swenson seconded the motion. All voted aye; motion carried.

III. ADJOURNMENT:

The meeting was adjourned at 9:00 p.m.

Jackie Hoogenakker